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MORTGAGE OF REAL ESTATE—Offices of MANN & BRISSEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE TANNWORTH

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. Fred Burns

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, Jr., as Trustee Under B. M. McGee Trust Deed

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Five Thousand and No/100----- Dollars (\$5,000.00) due and payable Sixty Dollars (\$60.00) on the Fifteenth day of each and every month hereafter, commencing February 15, 1969, payment to be applied first to interest, balance to principal, balance due five (5) years from date,

with interest thereon from date at the rate of seven per centum per annum, to be paid: monthly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being situate on the Northeastern side of Jamison Street, near the City of Greenville, being shown as Lot No. 20 on a plat entitled "Property of American Bank and Trust Company" by R. E. Dalton, Engineer, dated February, 1922, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "F", at page 44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Jamison Street at a point 52 feet from the Southeastern point of intersection of Hill Street and Jamison Street at the joint front corner of an unnumbered lot on said plat; running thence with the Northeastern side of Jamison Street S53-40E 55 feet to an iron pin at the joint front corner of Lots Nos. 20 and 19; thence with the joint line of Lot No. 19 N42-43E 200 feet to an iron pin on the line of Lot No. 8; thence with the joint line of Lot No. 20 with Lots Nos. 8 and 7 N53-40W 55 feet to an iron pin at the joint rear corner of Lot No. 20 and said unnumbered lot; thence with joint line of said unnumbered lot S42-43W 200 feet to the point of beginning.

The above is the same property conveyed to the Mortgagor herein by deed recorded in the R. M. C. Office for Greenville County in Deed Book 786 at page 280.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.